

***Village of Barrington  
Zoning Board of Appeals  
Minutes Summary - Draft***

Date: Tuesday, October 4, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Ryan Julian, Commissioner  
Bruce Kramer, Commissioner  
Daniel Fitzgerald, Commissioner  
Todd Sholeen, Commissioner  
Peg Moston, Commissioner  
Victoria Perille, Commissioner

Staff Members: Jim Wallace, Director of Building & Planning

***Call to Order***

Mr. Julian called the meeting to order at 7:05 p.m.

Roll Call noted the following: Ryan Julian, present; Bruce Kramer, present; Peg Moston, present; Victoria Perille, present; Daniel Fitzgerald, present; Todd Sholeen, present; Patricia Pokorski, absent.

***Acting Chairperson's Remarks***

Mr. Julian announced the order of proceedings and rules for public hearings and swore in all attendees that expected to speak at this meeting.

***Old Business***

None

***New Business***

**ZBA 05-09: New Generations Teen Center 121 S. Hough St. (Special Use)**

**Petitioner: Theresa Mikosz, Director**

The petitioner is requesting approval of a special use permit to establish a community center for teens on the subject property. The applicant is also requesting a parking variation. The property is zoned B-4 Village Center District and is in Special Planning Area #2 of the Village of Barrington Comprehensive Plan.

Priscilla Rose, President of New Generations, described the activities that the organization currently offers to teens at the Barrington High School. Ms. La Rose also indicated that the organization is a not-for-profit entity and is requesting a special use permit for a community teen center at 121 S. Hough Street. She is aware that in the B-4 zoning district the recommended use on first floor is for retail establishments. Ms. La Rosa commented that although the teen center will not directly generate tax revenue she expects the center to bring teens and their parents into the downtown area and their presence could then generate business activity for the local merchants.

Theresa Mikosz, Program Director for New Generations, described the activities that the Teen Center will offer to the area's teenagers. The teen center will be a facility where youth can meet with friends and listen to music, play games and meet new people while being supervised by a responsible adult. She further explained that New Generations encourages and provides both social and service opportunities for young adults. The youth donate time and services to various community functions; i.e. Cruise Nights, concerts, festivals, etc.

Mr. David Nelson, New Generations board member, was sworn in by Mr. Ryan Julian.

Mr. Nelson thanked the commissioners for their consideration of this project and described his current and past involvement in community organizations. Mr. Nelson explained to the attendees and commissioners that New Generations has spent 10 years searching for a gathering place for teens. Mr. Nelson believes that the proposed location of the teen center appears to meet the need for a safe, social atmosphere. Mr. Nelson also believes that the teen center could stimulate business in the downtown area and hopes for a good recommendation of this petition.

Mr. Julian requested that Mr. Wallace present the Staff Report for this petition.

Mr. Wallace described the petitioner's request to establish a teen center at the proposed location, the hours of operation and the supervision of the center. The proposed special use is defined as a community or cultural center in the Zoning Ordinance. Mr. Wallace described the availability of parking in this area. Mr. Wallace then read the Special Use Standards for the petition. Staff determined that the standards have been met or do not apply. In addition, staff recommended the following conditions:

1. The teen center use shall be re-evaluated after six months of operation. If staff or the Board of Trustees has reason to believe that the use may have generated any detrimental effects on the surrounding area, the special use shall be reviewed by the Zoning Board of Appeals and Board of Trustees.
2. The teen center shall be operated by New Generations of Barrington.
3. The hours of operation of the teen center shall be limited to times between the hours of 3:00 p.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 11:00 p.m. on weekends.
4. There shall not be more than three (3) electronic amusement devices established with the teen center on the Property.
5. The teen center shall not cause a nuisance to the public by reason of amplified music that is audible off of the property.
6. No loitering or obstruction of the public walks on Hough or Station Streets shall be permitted.
7. No organized special events shall be conducted in association with the teen center without the prior authorization of the Village Manager, or if required by Village Code, the Village Board of Trustees.

Mr. Julian invited meeting attendees to comment on the petition submitted by New Generations.

Ms. Raynette Boshelle introduced herself and described her property at Cook and Station Streets. Ms. Boshelle explained to the board members that she has experienced difficulty renting the first floor of her building because of the ordinance requirement for retail establishments on the first floor. She also expressed concern over establishing a precedent for first floor special use petitions. She believes that the property at 121 S. Hough Street should continue to be a retail use. Ms. Boshelle also expressed concern over the six month evaluation and anticipated permanence of the teen center.

Mr. Ed McCauley of 604 S. Cook Street, owner of the property immediately north of the proposed teen center, introduced himself and said that although he respects Ms. Boshelle's concerns regarding the teen center he believes that it will be an asset to the community and supports the petitioner.

Ms. Jenna Parish of Palatine, previous Director of New Generations, introduced herself and further explained the benefits of the New Generations organization. She explained that they offer leadership camps to teens and that these same teens make a positive contribution to the community through involvement and service activities. She further explained the teens' desire to have their own center rather than continue their location at Barrington High School.

Ms. Boshelle expressed an additional concern regarding the number of occupants that will be allowed at the facility.

Ms. Rose responded that occupancy is determined by the Barrington Fire Safety Code and the Village of Barrington Board of Trustees.

Samantha Maraval & Kelly Madden advised the commissioners that they work on the teen board. They explained the youths' desire for their own location. They emphasized the need for an after-school center where teens can do homework and network with other teens.

Ms. Mikosz asked to read a letter from Mr. Bradley Stetson of Barrington Bank and Trust. Mr. Stetson's letter indicates Barrington Bank & Trust's support of the proposed teen center. Mr. Stetson's letter also states that he believes the proposed use of the space will help to revitalize businesses downtown.

Mr. Julian asked if anyone else would like to speak. As there was no further speakers, Mr. Julian requested that the board members introduce their questions regarding the petition.

Mr. Julian said that although he appreciates and understands the need for a teen center, he would like to know why a Park District location wasn't considered.

Ms. Rose responded that New Generations did pursue the idea of a Park District facility but the two parties were unable to come to an agreement on the conditions.

Mr. Nelson indicated that the Park District expected to have an element of control over the operation of the teen center and the teens desired independence without governmental influence or control.

Ms. Moston asked how New Generations is supported.

Ms. Rose indicated that support is generated through local business donations and fund raising activities and that the New Generations teen center would be protected by general liability insurance.

Mr. Julian swore in Mr. Aaron Moller of 380 Lincoln, Hoffman Estates.

Mr. Moller introduced himself to the board members and explained that he had previously attended the Barrington Business Expo at the fitness center. In his conversations with Barrington business owners he received positive feedback from them regarding having a teen center and that the business owners thought that the center could help to revitalize the downtown area.

Mr. Julian asked if New Generations could guarantee six (6) months of funding for the proposed facility and what was the potential for future funding.

Mr. Fitzgerald responded that New Generations had confirmed that they are able to fund the facility for six (6) months and expects to be able to generate greater support once the center is operational.

Mr. Julian inquired about membership and admittance to the teen center.

Ms. Rose responded that the center is open to any teen as long as their behavior is within the established "school rules" guidelines.

Ms. Perille inquired about the ages of the teens that will be allowed to visit the center. She expressed concern regarding younger (11-13) and older (19-21) teens being allowed to participate at the center.

Ms. Mikosz responded that teens with a valid high school I.D. card will be admitted to the center.

Mr. Julian requested that Mr. Wallace include language in the special use permit that would restrict access to the center to teens with a valid high school I.D card and supervising adults.

Mr. Wallace responded that the requested language could be identified as a condition of the use.

Mr. Fitzgerald confirmed that the applicant is on record for this condition and the ZBA may not need to include this condition in its recommendation to the Board of Trustees.

Mr. Julian responded that he would like to see a thorough and complete recommendation by the ZBA go to the Board of Trustees.

Mr. Kramer inquired about a Code of Conduct for the teen center.

Ms. Mikosz responded that adherence to “school rules” is required and has worked well. The organization has not felt the need to establish a separate code. She also indicated that the center should not experience a problem with the conduct of teens because of the level of supervision that is in place.

Ms. Moston addressed the concerns of Ms. Boshelle regarding setting precedent for first floor non-retail use in the downtown area. Ms. Moston explained that the ZBA addresses petitions on an individual case-by-case basis and the ZBA also invites any and all petitioners that are interested in a variance or special use to be heard.

Mr. Julian also said that since the adoption of the new zoning ordinance in 2001 the ZBA has been consistent in their recommendations to the Board of Trustees regarding first floor retail use in the downtown area. In addition, the ZBA has received direction from the Board of Trustees regarding the support of functions and activities that will draw business into the downtown area.

Ms. Boshelle expressed her desire to see the first floor retail requirement in the downtown area strictly enforced.

Mr. Julian asked the representatives of New Generations if the supervisors were trained.

Ms. Mikosz responded that there is no formal training for supervisors. She advised the ZBA that she is a trained counselor and oversees the supervisory responsibility.

Mr. Fitzgerald expressed his appreciation for the teen center for New Generations but asked the representatives if they had pursued other locations for their teen center.

Ms. Perille asked if the organization had looked at 2<sup>nd</sup> floor spaces.

Mr. Nelson responded that other spaces had been pursued but that these locations were either in conflict with a residential area or were cost prohibitive.

Ms. Boshelle requested that New Generations follow up with neighboring businesses in 6 months regarding the impact that the teen center has had on the downtown area.

Mr. Fitzgerald responded that it was incumbent upon the complainant to come forward with any concerns or issues they would like resolved regarding the teen center.

Mr. Julian said that Village staff and the Board of Trustees will address any issues that are brought to their attention.

Mr. Julian confirmed with the ZBA members that they are in agreement regarding adding language to the conditions of this special use that would restrict access to the teen center to youths with current high school I.D. cards and the center’s supervisory staff and that operation of the center would be the responsibility of New Generations.

Mr. Sholeen commented on Ms. Boshelle’s concerns and expressed his appreciation for the needs of property owners and the beneficial use of their property.

Mr. Kramer confirmed that the case number for the New Generations petition is ZBA 05-09.

Mr. Julian asked if the board members were ready to consider a motion.

**Motion:**

Motion made by Ms. Moston to recommend approval of ZBA 05-09 with amended conditions and with staff’s recommendations. Mr. Sholeen seconded the motion.

*Roll Call Vote:*

*Mr. Julian – aye*

*Mr. Kramer – aye*

*Mr. Fitzgerald – aye*

*Mr. Sholeen – aye*

*Ms. Moston - aye*  
*Ms. Perille - aye*

*Motion carried.*

Mr. Julian confirmed with Mr. Wallace that an ordinance would be prepared by staff and forwarded to the Board of Trustees for their consideration.

**ZBA 05-10: Wool Street Grill, 128 Wool St. (Special Use)**  
**Petitioner: Mr. Mark Green**

Mr. Wallace requested that the board defer the petition to a special meeting on October 25, 2005 because the petitioner was unable to provide the necessary documents by the required deadline for tonight's meeting.

Mr. Julian confirmed that the special meeting request is in addition to the next scheduled meeting of November 1, 2005. Mr. Julian confirmed that the board members were in agreement and would grant the request for the special meeting on October 25, 2005.

Mr. Wallace requested that Mr. Julian and the board members to enter a motion to open the public hearing for ZBA 05-10 and enter a motion to continue the public hearing to a time and date certain.

Mr. Julian opened a motion to continue the public hearing for ZBA 05-10 to October 25, 2005 at 7:00 p.m. at the Barrington Village Hall.

Motion made by Mr. Sholeen to continue the public hearing for ZBA 05-10 to October 25, 2005 at 7:00 p.m. at the Barrington Village Hall. Ms. Perille seconded the motion.

*Roll Call Vote:*  
*Mr. Julian – aye*  
*Mr. Kramer – aye*  
*Mr. Fitzgerald – aye*  
*Mr. Sholeen – aye*  
*Ms. Moston - aye*  
*Ms. Perille – aye*

*Motion carried.*

#### ***Minutes***

Mr. Julian noted that minutes from the meeting of August 2, 2005 were missing from the distributed meeting materials and that the board members would review these minutes at a later date.

#### ***Planner's Report***

Mr. Wallace briefly discussed the status of future projects.

#### ***Adjournment***

*Mr. Julian requested a motion to adjourn. The motion was made by Mr. Sholeen and seconded by Mr. Kramer. Voice vote recorded all ayes. Motion carried.*

Meeting adjourned at approximately 9:15 p.m.

Respectfully submitted,

Jim Wallace  
Acting Recording Secretary

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Mr. Ryan Julian, Acting Chairperson  
Zoning Board of Appeals